

Hillbrook Will Prove a Boon to Wage Earners

Property Is Cheap and the Location Convenient for Men Who Will Find Employment in Northeast Washington.

Opposite the Benning race course lies the attractive subdivision known as "Hillbrook." This property has been placed upon the market within the past few weeks, and already the demand for lots is unusually heavy.

There are many attractive features about this subdivision to the northeast of Washington. In the first place, it is in a section of the District which has a great future before it, and its popularity as a suburban residential section for the wage-earners of the Capital is daily becoming more pronounced.

Cause of Section's Prosperity.

The fact that property is cheaper in this section than in the more exclusive subdivisions of northwest Washington is not the only reason for the marked development in this direction. Very recently the Washington Railway and Electric Company purchased two acres of ground just across the Eastern Branch of the Potomac, along the car line leading to Benning track. This property brought in the neighborhood of a thousand dollars an acre. Today a number of men are at work on the excavations, preparatory to the erection of the company's power house at this point. During the construction of this plant and after its completion employment will be given to a considerable number of men who would prefer to live in the section where they can reach their work without paying car fare. Such a section is to be found in Hillbrook.

While all northeast Washington offers inducements to the citizens of the District who are in moderate circumstances, Hillbrook has some especially fine points. In the first place, the elevation is good, insuring unsurpassed natural drainage. Public schools and churches are in the immediate vicinity, thus guaranteeing these advantages to

What Hillbrook Offers the Wage-Earner

Proximity to industrial and public utility plants.

One fare on electric cars to any part of the city.

Connection with city over Baltimore and Ohio and Pennsylvania railroads.

High elevation and excellent drainage.

Property cut by G and H, Forty-second, Forty-third, Forty-fourth, and Forty-fifth streets.

Schools and churches in the immediate neighborhood.

those who settle here. The car service to the city is quite good, and only one fare is charged.

On Lines of Two Railroads.

Hillbrook is located just in the rear of the little station of Deanwood, and the residents will therefore have the advantage of connection with the city by means of the Baltimore and Ohio and the Pennsylvania systems, as well as over the trolley lines. Streets through the subdivision are now being graded, and the prices demanded, as well as the terms of payment, are most liberal from the standpoint of the home seeker.

As a matter of fact, it is possible for a man working for from \$60 to \$70 a month to support a family and at the same time purchase a home in the Hillbrook subdivision. It would be practically impossible to do this in the majority of subdivisions in the District of Columbia.

SUBURBAN IMPROVEMENTS.



View showing substantial character of public improvements in a typical suburban section of Washington.

COLONIAL HEIGHTS DEVELOPING

Scarcely two months ago the Great Falls and Old Dominion railway line completed its connection with the Capital Traction Company's line at the Washington end of the Aqueduct bridge.

This constituted the connecting link between the Virginia and the District sides of the Potomac, and opened the way for the suburban development of all that section of country lying along the southern banks of the river, and extending up to Great Falls.

The first subdivision of suburban property to be found upon crossing the Potomac is Colonial Heights, rising 150 feet from the waters of the Potomac, and towering above the manufacturing settlement of Rosslyn, which has been built up around the Virginia approach to the Aqueduct bridge.

Two electric car lines pass the property. Granolithic sidewalks, sewer, and water included in the purchase price.

High, cool and healthy. An excellent opportunity to secure a suburban home, with city advantages, at a low figure.

PRICE OF LOTS, FROM \$400 UP

TERMS: \$20 cash; balance \$10 per month. Telephone, call, or send postal for maps and full particulars.

Frank G. Butts,

Exclusive Agent,

700-706 14th St. N. W.

ENHANCEMENT OF VALUES ON FOURTEENTH STREET EXTENSION

Quite a number of the Washington real estate firms are deeply interested in the property which will be opened up by the new car line on the Fourteenth street extension. The consummation of the plans for this line and the car barn in this section mark the fulfillment of a long-felt need and hope.

One prominent dealer, in speaking of this superb building area, which extends directly northward from Columbia Heights and Mt. Pleasant on both sides of the new Fourteenth street extension, said to a Times representative:

"The project to open up this section to settlement renders available a vast amount of naturally well-graded ground, which has from time immemorial been 'pocketed' by reason of its distance from the vagarious Piney Branch road (which in its direction follows the natural contour of the region traversed and has no respect for street-extension plans or any other conventional arrangements to facilitate building improvements), and which has also been devoid of sewer, water, and gas connections, those three items of funda-

mental interest to suburban builders and residents.

"It is expected now, however, that the new car line will be in actual operation by the 15th of August, the construction of the new car barn being well under way, and orders having been already given for the rails and conduits for the roadway. In anticipation of this consummation, a very desirable portion of the 'Saul tract,' covering approximately twenty-six acres at the southern end of that famous nursery farm and immediately adjoining on the north the car barn (which, by the way, is to be a most artistically ornate structure, designed by one of our leading architects) has been subdivided by the Saul heirs and will be immediately laid out in streets and connected with the city's water and gas mains and sewerage system. It is proposed to make of this subdivision (which, indeed, will be in a year or so an integral part of the city, owing to the improvement of the smaller area lying between it and the present terminus of the Fourteenth street line at Whitney avenue) a handsome park, equally as attractive and substantial in its landscape and residential improvements as Cleveland Park, and having, by virtue of its closer

proximity to the center of the city and the admirable through service, at three-minute intervals, for which the Fourteenth street car line is noted, a decided advantage over that suburb.

"The terracing and the grading will be planned by one of the foremost landscape architects of the country, and the building restrictions (both as to the character of dwellings and their minimum cost) will be such as to make the subdivision an ideally artistic and attractive one for residences of the wealthier classes of citizens of Washington.

"Contracts have already been let for twenty superior cottages of novel design, with broad piazzas and other details looking to the comfort and solid enjoyment of the occupants, none of which will cost less than \$5,000. There will be absolute restrictions against the building of more than one residence on a lot 50 by 100 feet in dimension, thus insuring against the unsightly conditions prevailing on account of such limitations in a number of our other delightful suburbs. There will also be freedom from business buildings of any character, and in fact every forethought will be given to make this new suburb (if we may so call it) a most attractive feature of the Nation's Capital."

Suburban Properties

N. L. Sansbury

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Read the following list carefully. No matter what sort of Suburban Property you want we are prepared to meet your requirements. Consult us, we are familiar with the situation.

BEAUTIFUL BUILDING LOTS AT KENSINGTON; steam and electric cars, overlooking entire surrounding country. Size 50x150. Prices, \$200 up. The terms will be made to suit you. See us about building on monthly payment plan. The only way for the small salaried man to secure a home.

IN VIRGINIA, between two car lines; 10 minutes to Georgetown; two homes, ideal in every way; one has four acres, water and bath; other two acres. Abundance of fruit, pretty lawns.

ON THE GREAT FALLS AND OLD DOMINION ELECTRIC RAILROAD—Thirty acres, to immediate buyer at \$200 per acre. This adjoins Mr. George Saegmueller's beautiful home; close to "one-fare" station.

ON FAMOUS BLACKSTONE ISLAND, near the bay; we have a beautiful 8-room cottage at this well-known health resort; lot 100x200. House is supplied with the Blackstone Island water, famous for its medicinal properties. It is sold in this city at 20 cents per gallon. Superb outlook down the bay. Salt water; all the pleasures that go with a seashore home. Daily boats to Washington and Baltimore. Price, \$5,000.

RIGHT ON THE OLD DOMINION ELECTRIC RAILROAD—7-room cottage, three-quarter acre ground, \$3,000. Terms easy.

NOTE—If we do not happen to advertise what you want, let us know; our suburban properties range from \$1,500 homes that can be bought on \$15 monthly payments, up to \$150,000 properties. Your want is doubtless somewhere within this range.

Special Attractions in City Property

FOR SALE—NEW \$4,999. EASY TERMS.

A BEAUTIFUL HOME ON WASHINGTON HEIGHTS.

Six large rooms and tiled bath; Colonial porch; lot over 100 feet deep; concrete cellar. A perfect little home in good section.

FOR SALE—

A beautiful home and the finest built house in Columbia Heights, overlooking a main thoroughfare; 9 rooms and spacious tiled bath; every room has unusually large closets. The house is three stories; good lot; hot-water heat. In order to make a quick sale will make a reduction of \$250. Never been occupied.

FOR SALE—

THINK OF THIS! A beautiful home of 6 rooms and bath; on a fine wide avenue within one square of Lincoln Park. There is 40 feet of parking in front, with beautiful shrubbery. Price, \$2,800.

FOR SALE—

Do you want a home like this? 6 beautiful rooms and fine bath; brick and brown-stone trimmings. This house is rented at \$30.00, but will rent for more. It is a full value. We can sell it for \$3,000 on easy terms.

FOR SALE—

A fine corner store and dwelling combined; 2-story brick; 8 rooms and bath; fine concrete cellar; good lot. We can sell this for \$3,200.

FOR SALE—

ON THE BEAUTIFUL THOROUGHFARE TO THE SOLDIERS' HOME.

Fine home of 9 rooms and bath; 2 stairways; elegantly papered and decorated; polished floors; hardwood finish; fine back porch and large yard. We can make good terms. Price, \$6,750.

FOR SALE—

A NEW SUBURBAN HOME IN PETWORTH.

\$500 CASH. \$25 PER MONTH. 7 rooms and bath; new and modern; large lot; fine section; built with special care.

FOR SALE—

Three-story brown-stone and pressed-brick residence, few doors from car line; near beautiful park northeast; 6 rooms and bath; front yard. If sold at once will sacrifice for \$3,000. Don't miss this opportunity to secure a good home at this price.

FOR SALE—

SPECIAL BARGAIN. Near 6th and East Capitol sts. ne.; 8 rooms and bath; lot 31x101. Owner going West will sell for \$3,200.

FOR SALE—

A modern corner house, good as new, and in fine condition; 6 rooms and bath. Price, \$3,600.

N. L. SANSBURY

Phone 2994

719-721 Thirteenth St. N. W.

Hillbrook D.C.

LOTS FOR SALE

\$150-\$200-\$250-\$300~\$2.50 TO \$5.00 DOWN~\$2.50 TO \$5.00 MONTHLY

AGENT AT OFFICE ON THE PROPERTY

SUBURBAN HOMES COMPANY

203-204 COLORADO BLDG.

WASHINGTON, D. C.

